

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 27, 2004 PLANNING COMMISSION MEETING

P.A.S.: Four Stones Community Unit Plan
Co. Special Permit #04055, Preliminary Plat #04025

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: A community unit plan and preliminary plat for thirty one acreage residential units.

LOCATION: In the section bounded by SW 14th Street to SW 29th and W. Stagecoach Road to W. Panama Road.

WAIVER REQUESTS:

1. Ornamental street lighting.
2. Sidewalks.
3. Street trees.
4. Landscape screens.
5. Stormwater Detention.
6. Block length.

LAND AREA: 520.26 acres, more or less.

CONCLUSION: This is an AG Community Unit Plan, proposing to “cluster” the allowed dwelling units to 32 acreage lots. Waivers requested are typical of a rural subdivision and are provided for in the code. A 20% bonus is being requested for farmland and floodplain protection.

RECOMMENDATION:

Co. Special Permit #04055
Preliminary Plat # 04025

Conditional Approval
Conditional Approval

Waivers

- | | |
|-------------------------|----------|
| 1. Ornamental lighting | Approval |
| 2 Sidewalks | Approval |
| 3. Street trees | Approval |
| 4. Landscape screens | Approval |
| 5. Stormwater Detention | Approval |
| 6. Block length | Approval |

GENERAL INFORMATION

LEGAL DESCRIPTION: A 520.26 acre portion of land all located in Section 4, T7N, R6E of the 6th P.M., Lancaster County, Nebraska. See attached legal description.

EXISTING ZONING: AG Agriculture and a portion in Sprague's one mile.

EXISTING LAND USE: Farm land/pasture, one house and old excavation site.

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides. Scattered farm houses. Contracting firm on the south. Village of Sprague one mile north on SW 14th St.

HISTORY: Changed from AA Ruraland Public Use to AG Agriculture with the adoption of the 1979 Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture, Agricultural Stream Corridor and Environmental Resources. This is outside the Lincoln growth tiers. A cluster is permitted by special permit in the AG district. In relation to clustering the Comprehensive Plan states:

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot) and AGR - Agricultural Residential District (minimum of 3 acres per lot) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies (pg F 70)

Acknowledge the "Right to Farm" and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per "40" acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (F 70)

In determining areas of higher density rural acreage (200 units or more per square mile), numerous factors will be reviewed, such as but not limited to water and rural water districts, soil conditions, roads, agricultural productivity, land parcelization, amount of existing acreages, and plans for urban or town development. Acreages should develop in areas that best reflect the carrying capacity of that area for acreages. A performance criteria should be developed to review requests for acreage zoning and to determine where these standards can best be met. (F 70)

Development of a performance standard "point system" will allow the location of higher density rural acreage development in either "AG" or "AGR" where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those developments only in those areas where sufficient "points" can be accumulated to justify the development at the requested location." (F 71)

Environmental Resources: Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. Such areas may be either publicly or privately owned.

Agricultural Stream Corridor: Land intended to remain in open space, predominately in agricultural use, but that may also include parks, recreation fields, or parking areas when near future commercial, industrial, or public uses. Such areas will be primarily privately owned, but may also include some public ownership or easements. These areas are mostly in the 100 year floodplain, outside of the existing Lincoln urban development. (F 22)

Riparian, Floodplains, and Stream Corridors – Streams and their adjoining corridors snake their way through much of Lancaster County. Throughout the region, surface water runoff flows into these stream corridors that typically consist of floodplains and riparian areas. These are instrumental in providing habitat and water infiltration benefits, along with serving as connectors to natural areas. (F55)

UTILITIES: This is on the edge of the Lancaster County Rural Water District #1. Individual waste water treatment and well water is proposed. The groundwater report shows adequate quantity and quality.

TOPOGRAPHY: The property is rolling, draining to the northwest.

TRAFFIC ANALYSIS: W. Stagecoach Road, W. Panama Road, S.W. 29th Street and S.W. 14th Street are gravel county roads. None are shown for future improvement.

PUBLIC SERVICE: This area is served by Hallam Rural Fire District. This is in the Norris School District # 160. This is in the Norris Public Power service area.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land and floodplain.

ENVIRONMENTAL CONCERNS: The Historic and Ecological Resources survey shows two inactive gravel pits on this property. Blue Stem Lake is located one and one quarter miles northwest of this application. The soil rating is 4.87 on a scale of 1 to 10 where 1-4 are prime ag land. This is good but not prime land.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses allowed in the AG district. Twenty six 20+ acre lots.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan for 31 acreage residential lots. Crushed rock public streets are proposed and individual sewer and water is proposed. A 20% dwelling unit bonus is being requested for preservation of the farm land and flood plain.
2. These are typical cluster acreage lots in the three plus acre size range.
3. This request is in general conformance with the Comprehensive Plan.
4. The Planning Department issued a draft Performance Standard and Acreage Development Strategy on September 17th 2003. Under that proposal, a raw score of 300 could lead to support for a requested change of zone to AGR. Other bonuses could be available based on the score. The raw score for this parcel is + 20.
5. The density calculations for the project are as follows;

520.26 acres at 1 dwelling per 20 acres	=	26.0 dwellings
20% bonus requested X 1.20	=	31.2 dwellings
		31 dwellings permitted
Requested		31 units on 31 lots
6. There were no conflicting farm uses, such as feedlots, noted in the immediate area.
7. This reflects the normal adjustments to accomplish a cluster style of subdivision through the CUP, however,
8. Waivers are requested for street lights, sidewalks, block length, street trees, storm drainage and screening. These are typical waivers required, provided for and appropriate for agriculture/acreage clusters. Yards are assumed to be adjusted from AG to AGR standards as part of the cluster.
9. The County Engineer's memo indicates substantial issues with the road configuration and impacts on the county road system. Flood plain data is also required.
10. The Lincoln/Lancaster County Health Department notes adequate water and lots sufficient for waste disposal.

11. A portion of this application is in the Sprague jurisdiction and will require a change of zone and approval of a plat by Sprague. The proposed lots in Sprague's jurisdiction must meet the Sprague minimum lot size (Ag of 39 acres and AGR of 5 acres)..

CONDITIONS FOR SPECIAL PERMIT #04055:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of October 7, 2004.
 - 1) Due to road impacts, grade and pave West Stagecoach Road and SW 14th Street to Sprague.
 - 2) Dedication of 60.00' of right-of-way is required on all section line roads abutting this plat.
 - 3) Redesign layout to eliminate two street intersections to West Stagecoach Road. Provide for an internal flow of traffic.
 - 4) Lancaster County maintenance will be considered only upon 60% occupancy of the approved Plat.
 - 5) All improvements and surfacing shall meet Lancaster County Standards.
 - 6) General Note No. 10 shall identify the number of farm accesses, and shall detail access relinquishment on SW 29th Street, SW 14th Street and West Panama Road.
 - 7) The floodplain shall be studied to determine actual flood elevations across the development. The floodway that is shown does not appear on the current FEMA maps. Fill placed in the floodplain will require a Flood Plain Permit.

- 8) The lot south of Lot 1 needs a lot number (this is outside the plat and will require a separate county subdivision permit). There is nothing separating Block 1 and Block 2. They should be combined into one block.
 - 9) Grading shall extend around all cul-de-sacs and temporary turnarounds.
 - 10) Type III barricades, 22.00 feet long shall be placed at the end of Red Jasper Lane.
 - 11) A typical cross-section of Improvement shall be shown.
 - 12) The break in grade at Sta. 2 + 75 on Garnett Court should have a vertical curve.
 - 13) The sight distance for Red Jasper Lane to the east on West Stagecoach Road is below the minimum.
 - 14) The sight line for Garnet Court to the east on West Stagecoach Road goes across a low point in West Stagecoach Road that could hide the majority of an oncoming vehicle.
 - 15) All culverts shall have a concrete headwall or flared-end section on the inlet end.
 - 16) The profile of Sandstone Circle does not allow the twin 30" culverts to fit under the roadway.
- 1.2 Revise the drawing to show a vicinity sketch map.
 - 1.3 Revise the street names to remove conflicts with existing streets names.
 - 1.4 Show uses of the Outlots.
 - 1.5 Show 120 feet of county road right-of-way and a 60' dedication.
 - 1.6 Clearly show the boundaries of the CUP.
 - 1.7 Do a subdivision for the existing farmstead split on S.W. 29th Street. Approval will be required prior to final platting.
 - 1.8 All streets must have a prefix of Southwest or West.
 - 1.9 Revise the Planning Commission signature block to include the special permit.

- 1.10 Show setbacks and or building envelopes.
 - 1.12 Sprague acceptance should only refer to the plat as they have no CUP provision in their zoning code.
 - 1.13 Lots in the Sprague jurisdiction must meet their minimum lot size.
 - 1.14 Provide revised density calculations that include/provide for the zoning density or the area in Sprague's jurisdiction.
 - 1.15 Show all field farm access points.
 - 1.16 Show all streets as private streets on an outlot if a bonus is being requested strictly for farm preservation.
 - 1.17 Show a connection between Lots 12 and 13 Blk 3 from the internal street to OutLot "C".
2. This approval permits 31 single family lots.

General:

3. Before receiving building permits:
- 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the County Board.
 - 3.5 The County Board approves associated requests:
 - 3.5.1 Four Stone Preliminary Plat #04025.
 - 3.5.2 A waiver to the sidewalk, street lights, landscape screen, stormwater detention and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.5.3 A modification to lot area, frontage and setbacks as part of the CUP.

3.5.4 A modification to the requirements of the land subdivision resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

3.6 The County Engineer has approved:

3.6.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
- 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
- 4.3 All privately-owned improvements are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.
- 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #04025:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council/County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)

1.1 Make the corrections requested by the County Engineer in his letter of October 7, 2004.

1) Due to road impacts, grade and pave West Stagecoach Road and SW 14th Street to Sprague.

2) Dedication of 60.00' of right-of-way is required on all section line roads abutting this plat.

3) Redesign layout to eliminate two street intersections to West Stagecoach Road. Provide for an internal flow of traffic.

4) Lancaster County maintenance will be considered only upon 60% occupancy of the approved Plat.

5) All improvements and surfacing shall meet Lancaster County Standards.

6) General Note No. 10 shall identify the number of farm accesses, and shall detail access relinquishment on SW 29th Street, SW 14th Street and West Panama Road.

7) The floodplain shall be studied to determine actual flood elevations across the development. The floodway that is shown does not appear on the current FEMA maps. Fill placed in the floodplain will require a Flood Plain Permit.

8) The lot south of Lot 1 needs a lot number (this is outside the plat and will require a separate county subdivision permit). There is nothing separating Block 1 and Block 2. They should be combined into one block.

9) Grading shall extend around all cul-de-sacs and temporary turnarounds.

10) Type III barricades, 22.00 feet long shall be placed at the end of Red Jasper Lane.

11) A typical cross-section of Improvement shall be shown.

12) The break in grade at Sta. 2 + 75 on Garnett Court should have a vertical curve.

13) The sight distance for Red Jasper Lane to the east on West Stagecoach Road is below the minimum.

14) The sight line for Garnet Court to the east on West Stagecoach Road goes across a low point in West Stagecoach Road that could hide the majority of an oncoming vehicle.

15) All culverts shall have a concrete headwall or flared-end section on the inlet end.

16) The profile of Sandstone Circle does not allow the twin 30" culverts to fit under the roadway.

- 1.2 Revise the drawing to show a vicinity/sketch map.
- 1.3 Revise the street names to remove conflicts with existing streets names.
- 1.4 Show uses of the Outlots.
- 1.5 Show 120 feet of county road right-of-way and a 60' dedication.
- 1.6 Clearly show the boundaries of the CUP.
- 1.7 Do a subdivision for the existing farmstead split on S.W. 29th Street. Approval will be required prior to final platting.
- 1.8 All streets must have a prefix of Southwest or West.
- 1.9 Revise the Planning Commission signature block to include the special permit.
- 1.10 Show setbacks and or building envelopes.
- 1.12 Sprague acceptance should only refer to the plat as they have no CUP provision in their zoning code.
- 1.13 Lots in the Sprague jurisdiction must meet their minimum lot size.
- 1.14 Provide revised density calculations that include/provide for the zoning density or the area in Sprague's jurisdiction.
- 1.15 Show all field farm access points.
- 1.16 Show all streets as private streets on an outlot if a bonus is being requested strictly for farm preservation.

- 1.17 Show a connection between Lots 12 and 13 Blk 3 from the internal street to OutLot "C".
2. The County Board approves associated requests:
 - 2.1 County Special Permit # 04055 for the Community Unit Plan.
 - 2.2 A waiver to the storm water detention, sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A waiver to the lot area, setbacks and frontage.
 - 2.4 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, water facilities if rural water, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The

subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

- 3.2.6 To relinquish the right of direct vehicular access to S.W. 14th Street except for shown farm access. To relinquish the right of direct access to W. Panama Road except shown farm access. To relinquish the right of direct vehicular access to SW 29th except for one residence and shown farm access. To relinquish the right of direct vehicular access to W Stagecouch Road except for Sandstone and Smoky Quartz Streets (as renamed and realigned) and shown farm access.
- 3.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
October 9, 2004

APPLICANT: Craig Gana
2200 W. Panama Road
Martell, NE 68404
402-794-0220

OWNERS: Craig A. Gana and Lori A Gana, husband and wife
and
Paul Walter Gana and Sharon Kaye Gana, husband and wife

CONTACT: Matt Langston
ESP
601 Old Cheney Road, Suite A
Lincoln, NE 68512
402 - 421 - 2500



County Preliminary Plat #04025

2002 aerial

County Special Permit #04055

Four Stones

SW 29th & Stagecoach

Zoning:

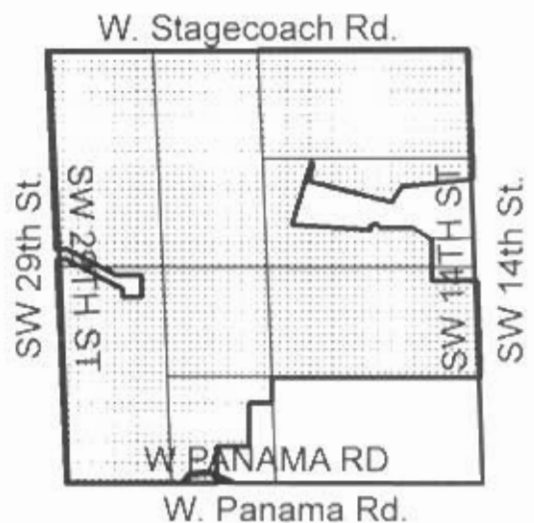
One Square Mile
Sec 04 T07N R06E

- | | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

0-11162-0-2



**County Preliminary Plat #04025
County Special Permit #04055
Four Stones
SW 29th & Stagecoach**

E.S.P.
CONSULTING
ENGINEERS

501 OLD
COUNTY
ROAD 10
LINCOLN
NEBRASKA
68512

FOUR
STONES

SW 29th
STREET &
STAGECOACH
ROAD
LINCOLN
NEBRASKA

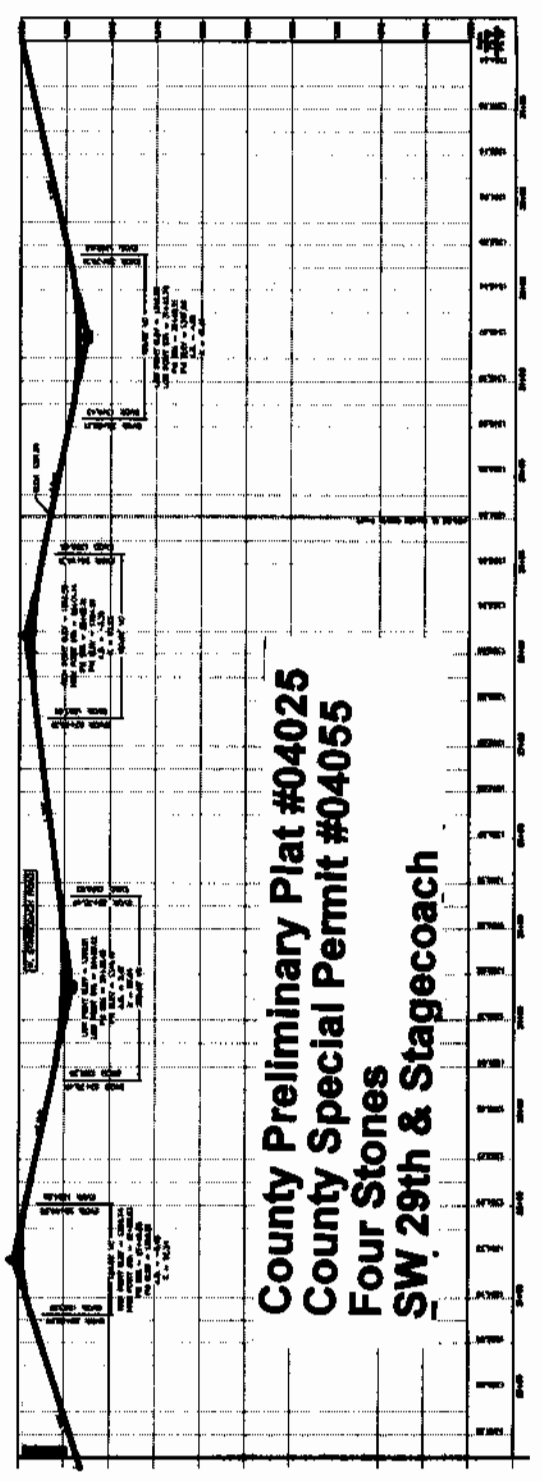
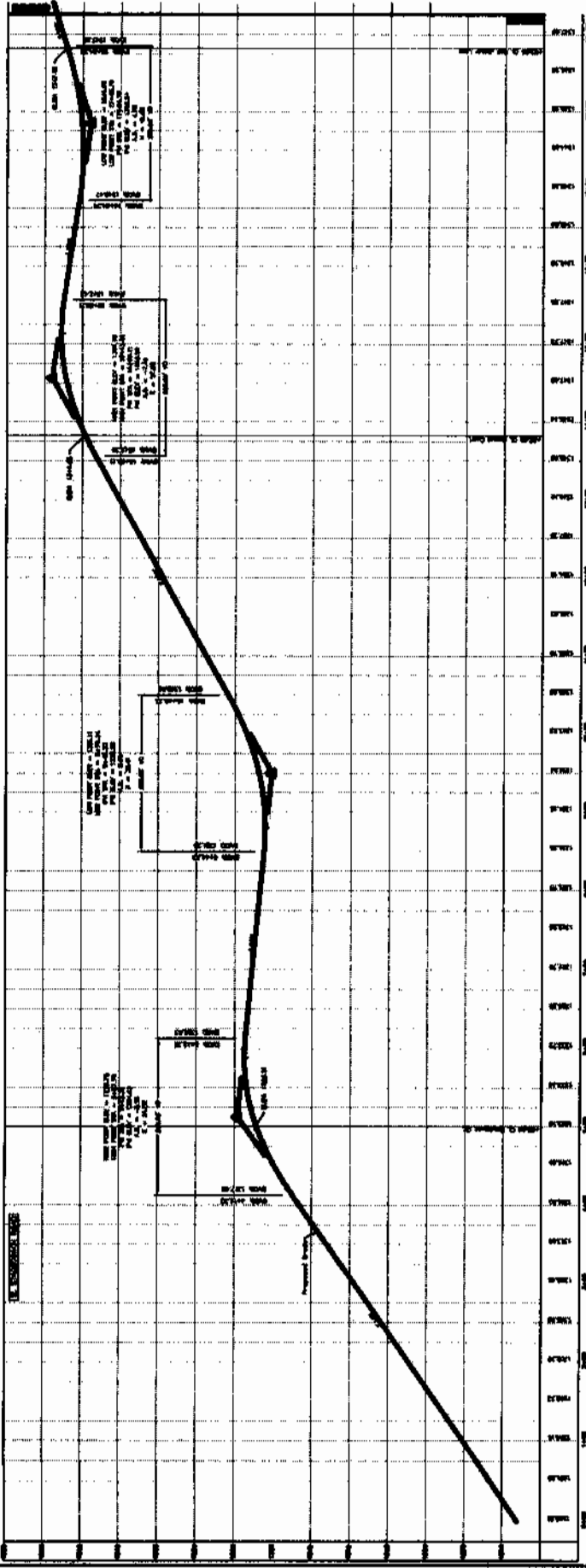
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Date

PAVING
PROFILES

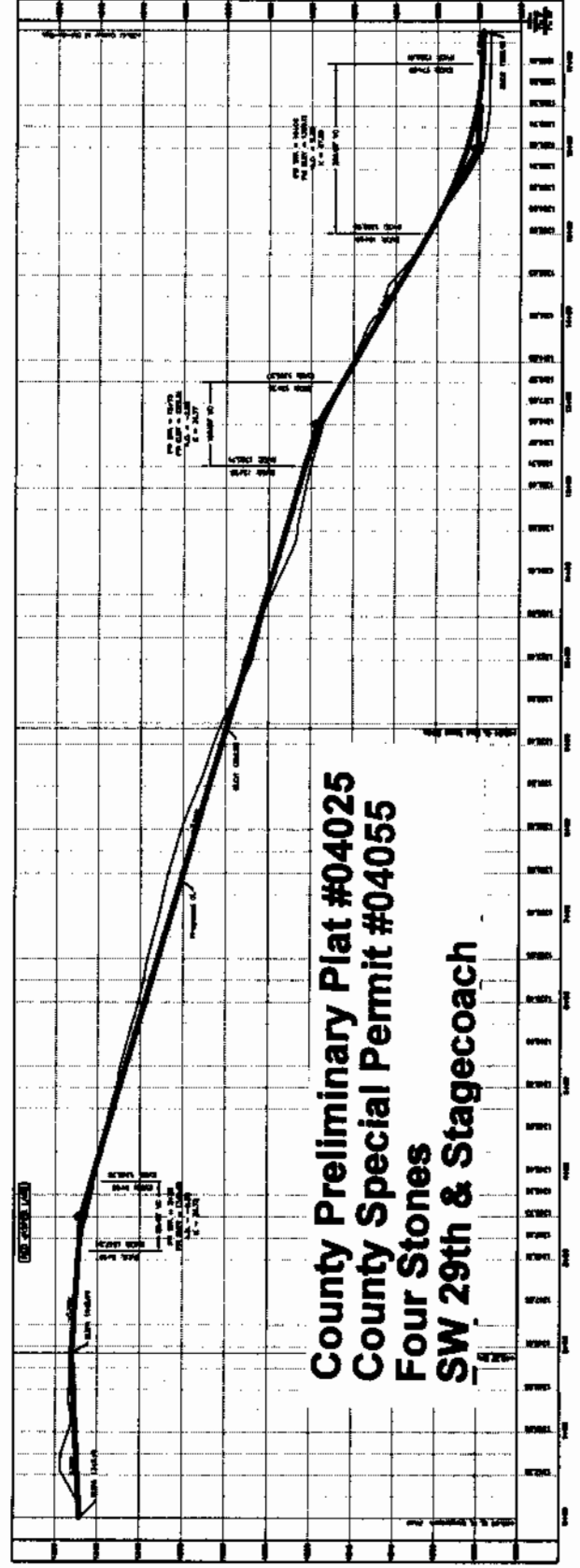
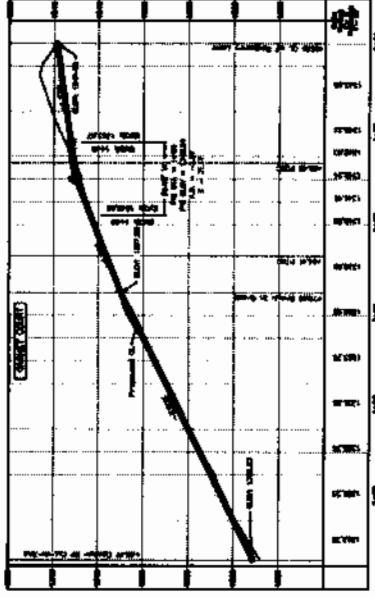
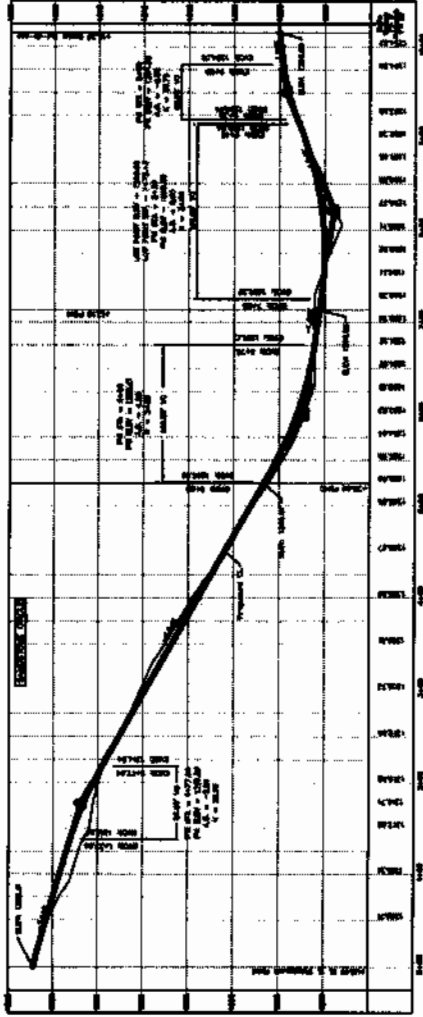
Project No. 04025
County Special Permit #04055
SW 29th & Stagecoach

Sheet No.
Date

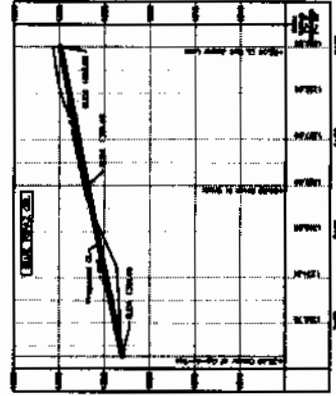
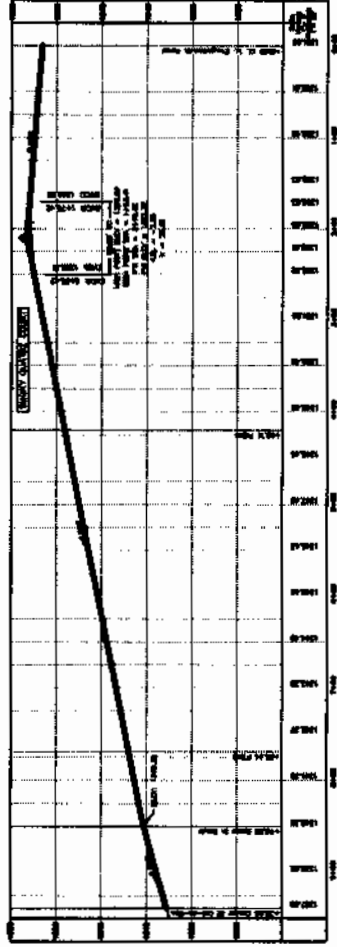
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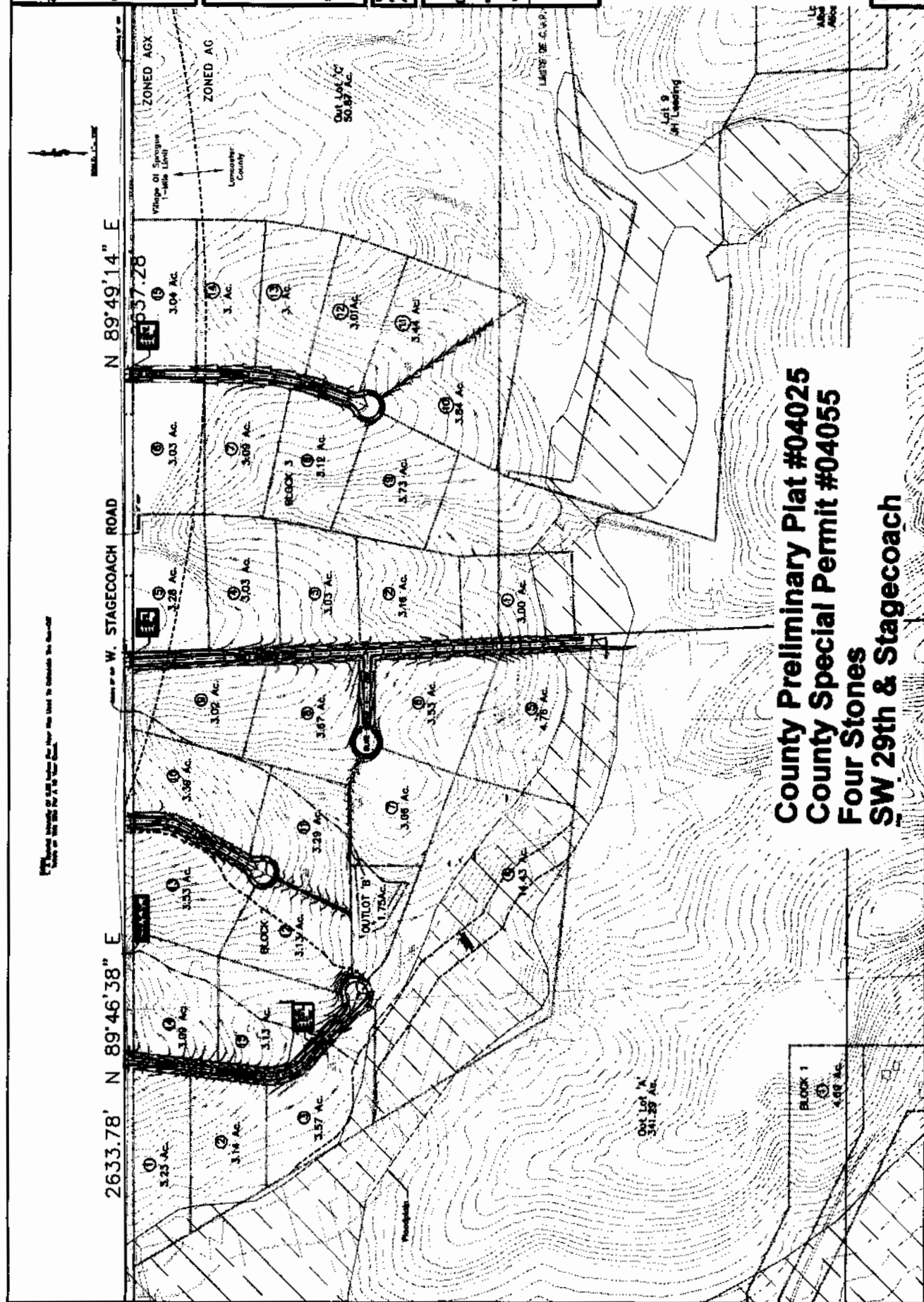


County Preliminary Plat #04025
County Special Permit #04055
Four Stones
SW 29th & Stagecoach



County Preliminary Plat #04025
County Special Permit #04055
Four Stones
SW 29th & Stagecoach





GENERAL NOTES

1. This Preliminary Plat/C.U.P. Contains 520.26 Acres More Or Less.
2. This Preliminary Plat/C.U.P. Permits 31 Single Family Lots and 3 Outlots. Each Contain A Maximum Of One Single Family Residence And Out Buildings, All Located Within The Building Envelopes As Per Lancaster County Zoning Ordinances
3. The Current Zoning Is 'AG' Ans 'AGX' & The Proposed Zoning Is 'AG' With C.U.P. With 20% Density Bonus For Farm Land Preservation.
4. The Maximum Building Height Shall Not Exceed 35' As Per 'AG' Zoning.
5. The Developer/ Or Owner Reserves The Right To Build Anywhere Within The Building Envelopes.
6. The Developer Proposes The Use Of Individual Water Wells For Potable Water Supply.
7. The Developer Proposes The Use Of Individual Waste Water Systems. If Percolation Test Do Not Permit Subsurface Fields, Lagoons Shall Be Installed. Waste Water Systems Shall Be Approved By The Lancaster County Health Department.
8. All Curvilinear Dimensions Are Chord Lengths, Unless Noted Otherwise.
9. All Topographic Contours Are NAVD 88 Datum.
10. Direct Vehicular Access To W. Stagecoach Road Is Hereby Relinquished Except At Sandstone Cir., Garnet Ct., Red Jasper Ln., Smoky Quartz Ct. and Field Accesses.
11. The Following Waivers Are Approved With This Preliminary Plat: Sidewalks, Street Trees, Street Lighting, And Landscape Screening.
12. Future Lot Owners Will Be Advised That This Is In A Rural Farm Area And That Normal And Customary Farm Activities Are Not A Nuisance.
13. Farm Accesses Are For Agricultural Uses Only. Any Other Use Will Forfeit And Relinquish That Access.
14. The Subdivider Shall Be Requesting County Maintenance Of The Roads Within The Subdivision Following Completion Of The Roads To The County's Maintenance Standards.

**County Preliminary Plat #04025
County Special Permit #04055
Four Stones
SW 29th & Stagecoach**

LEGAL DESCRIPTION

A tract of land located in Section 4, Township 7 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of said Section 4 and extending thence along the North line of the section N 89°46'38" E, 2633.78 feet to the North 1/4 Corner;

Thence continuing along the North line of the section N 89°49'14" E, 2637.28 feet to the Northeast Corner;

Thence along the East line of the section S 02°19'10" E, 1638.09 feet;

Thence S 83°34'44" W, 910.58 feet;

Thence S 30°23'14" W, 231.45 feet;

Thence N 77°09'58" W, 1066.30 feet;

Thence N 09°51'05" E, 241.54 feet;

Thence N 75°46'37" W, 25.32 feet;

Thence S 16°49'35" W, 816.55 feet;

Thence S 86°49'49" E, 997.70 feet;

Thence N 26°25'49" W, 57.53 feet;

Thence N 67°22'05" E, 100.71 feet;

Thence S 43°13'55" E, 87.32 feet;

Thence N 85°56'53" E, 279.09 feet;

Thence S 86°33'43" E, 131.34 feet;

Thence S 59°01'43" E, 255.11 feet;

Thence S 02°19'54" E, 497.00 feet;

Thence N 89°59'26" E, 81.65 feet;

Thence S 02°21'41" E, 3.00 feet;

Thence N 89°59'32" E, 478.35 feet to a point on the East line of the Southeast 1/4 of said Section 4.

Thence along said East line S 02°21'45" E, 1178.99 feet;

Thence N 89°59'20" W, 2627.99 feet;

Thence S 02°24'46" E, 320.35 feet;

Thence N 90°00'00" W, 283.28 feet;

Thence S 00°00'00" W, 534.25 feet;

Thence N 90°00'00" W, 402.76 feet;

Thence S 00°00'00" W, 466.89 feet to a point on south line of the Southwest 1/4 of said Section 4;

Thence along the south line of the section S 90°00'00" W, 1897.10 feet to the Southwest Corner of said Section 4;

Thence along the west line of said Southwest 1/4 N 02°33'00" W, 2643.47 feet to the Northwest Corner of the Southwest 1/4 of said Section 4;

Thence N 02°33'00" W, 127.96 feet;

Thence N 87°27'00" E, 112.19 feet;

Thence S 63°15'53" E, 805.07 feet;

Thence S 00°00'00" W, 103.15 feet;

Thence N 90°00'00" E, 240.00 feet;

Thence N 00°00'00" E, 270.00 feet;

Thence S 89°59'32" W, 305.00 feet;

Thence N 63°15'53" W, 703.80 feet;

Thence S 87°27'00" W, 143.00 feet to a point on the west line of the Northwest 1/4 of said Section 4;

Thence along said west line N 02°33'00" W, 2480.31 feet to the point of beginning containing 520.26 acres, more or less.

County Preliminary Plat #04025
County Special Permit #04055
Four Stones
SW 29th & Stagecoach

PLANNING DEPARTMENT



LYLE L. LOTH, P.E./L.S.

September 27, 2004

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500
Fax (402) 421-7096

Email: lyle@espeng.com

RE: FOUR STONES, Preliminary Plat & C.U.P.

The subdivider owns the existing houses and lots located in the S.E. & N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of the Section the proposed development is in.

The subdivider is proposing 31 single family lots in the 3.5 acre size range, with one lot encompassing 14.43 acres. The proposal also includes 2 Outlots that shall be used for continued agricultural purposes and one outlot for recreation use.

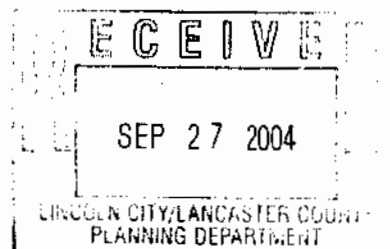
This developer is requesting a waiver of sidewalks, street trees, street lighting, and landscape screening as to keep with the rural surroundings of the area.

There shall be no fill material placed in the flood plain with the exception of a minimal amount for the construction of the south 130 feet of Red Jasper Lane.

Sincerely

A handwritten signature in black ink that reads 'Matt Langston'.

Matthew C. Langston





LYLE L. LOTH, P.E./L.S.

September 27, 2004

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500

Fax (402) 421-7096

Email: lyle@espeng.com

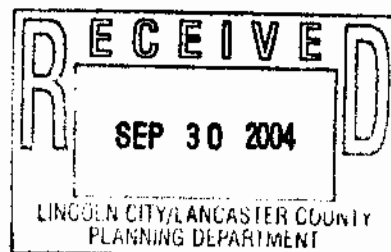
RE: FOUR STONES, Preliminary Plat & C.U.P.

The subdivider is proposing a Community Unit Plan with 31 single family lots in the 3.5 acre size range, with one lot encompassing 14.43 acres. The proposal also includes 2 Outlots that shall be used for continued agricultural purposes and one outlot for recreation use. This conforms to Section 9.03 of the Land Subdivision Resolution of the County of Lancaster, State of Nebraska.

Sincerely

A handwritten signature in black ink, appearing to read 'Matt Langston', written over a horizontal line.

Matthew C. Langston

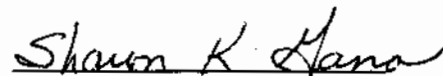


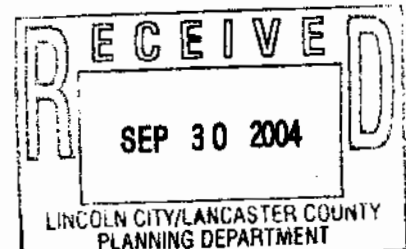
September 28, 2004

RE: FOUR STONES, Preliminary Plat & C.U.P.

We hereby authorize Craig Gana to sign on our behalf in matters pertaining to the above mentioned matter. We also certify that permission is granted to all authorized city/county personnel to enter the premises for the purpose of review of the application for the C.U.P.


Paul W. Gana


Sharon K. Gana



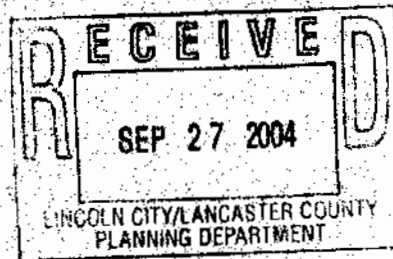
GROUNDWATER REPORT

FOUR STONES

**NW1/4 Sec. 4, T. 7N., R. 6E.
Southwest 29th Street and W. Stagecoach Road
LANCASTER COUNTY**

**Developer: Craig Gena
Petitioner: ESP, Lyle Loth
Hydrogeologist and Preparer of Report:
Vincent M. Dreesen**

September 27, 2004



Report of Investigation

FOUR STONES

NW1/4 Sec. 4, T. 7N., R. 6E.

Lancaster County

Four Stones is a Community Plan for a subdivision in the NW1/4 Sec. 4, 7N, 6E. located at Southwest 29th Street and West Stagecoach Road. The initial plan is to develop 15 lots ranging in size from slightly more than 3 to 4.76 acres. Lot 4, along a drainage way consists of 14.4 acres. An additional 15 lots are planned for development in the east half of the subdivision at a future date. Approximately half of the quarter, (Outlot "A") south and west of the proposed housing development, is retained for current uses. Outlot "B", near the center of the development consists of 1.75 acres. Excluded from the development is a lot and existing homesite in the southwest corner of the quarter section (Figures 1 and 2).

The development is bounded on the north by West Stagecoach Road and on the west by Southwest 29th Street. Most of the lots are on a hill and sideslopes of Spring Creek (flowing to the north toward Salt Creek) and a tributary of Spring Creek flowing northwest to the creek (Figure 3).

The area is located in the highly dissected glacial terrain

of eastern Nebraska. Glacial till is present in the uplands and is interbedded with glacial outwash sands and sand and gravel. The area appears to be at the juncture of at least two episodes of glacial advance that deposited both glacial tills and outwash sands. Outwash sands and sand and gravel are exposed on the sideslopes in the southwest quarter where they have been mined.

The outwash sands and gravels are the principal aquifer of the area. In addition there is some alluvial sands in the valleys of Spring Creek and its tributaries and is the source of water to some wells. There also appears to be the possibility of a deep-lying basal sand or gravel in one or perhaps two paleovalleys that are tributary to the west to east trending major paleovalley south toward Princeton. Based upon two wells, wells number 5 and 9 (Figure 3), there appears to be some buried knobs of Dakota Sandstone. Although there was sand in well 5 from 67 to 102 feet, the well was completed in 10 feet of sandstone to a depth of 184 feet. Well 9, a UNL-CSD test, near the NE corner of the subdivision had 15 feet of sand and gravel from 125 to 140 feet and 29 feet of sand from 156 to 169 feet. Sandstone was logged from 185 to 190 feet. Permian age limestone and shale, the bedrock in most of the area was drilled below the sandstone.

Wells 1, 2, 3, 4, 7 and 8 are completed either in glacial outwash sands or in the case of wells 1 and 2, alluvial sands.

Wells 1, 2, 3, 7 and 8 range in depth from about 60 to 75 feet. The log of well 1 is attached. Wells 4, 7 and 8 are all about 125 feet deep. Well 6 is an example of a well that had an upper glacial outwash sand from 85 to 124 feet and a deeper lying sand in the paleovalley from 235 to 245 feet.

Two other wells were drilled into the deep lying sands of the paleovalley in Section 3 to the east. Both of these wells are irrigation wells and well G-87008 (Well 10) in the NE1/4 had the upper sand and gravel from 170 to 182 feet and the lower sand and gravel from 237 to 244 feet. The irrigation well Registration No. 48702, in the center of the SW1/4 Section 3 (Well 11), had sand from 125 to 190 feet and sand and gravel from 190 to 220 feet. Both wells were reported to yield 600 gpm or more.

There are also several irrigation wells in section 5 to the west of Four Stones. Most of the wells are 90 to 100 feet deep in Spring Creek valley and yields reported were generally more than 500 gpm. A few of the first several wells drilled in that area were reported to have flowed at the surface.

Based upon the available information, the potential for developing an adequate quantity of water for individual domestic wells in the Four Stones subdivision appears to be good. Outwash glacial sands are most likely to be the source of water. There is

also the possibility of basal sands in the paleovalley and a somewhat remote chance of a secondary or supplementary Dakota sandstone aquifer on some lots.

Water samples were collected recently and analyzed for inorganic chemical constituents. Copies of the analyses for wells 1, 2, 3, and 4 are attached. Total soluble salts range from 352 to 416 ppm. Hardness ranges from less than 100 to about 200 ppm. Sodium and chloride concentrations are very low as are sulfates. Iron and manganese are low, generally 0.1 to 0.2 ppm each. Nitrates are quite low with the exception of well 1 which was reported to have 7.29 ppm.

The potential for developing an adequate quantity of potable water from one or more of the aquifers in the area for private domestic wells is quite good. One or more test wells should be drilled on any given lot before construction of a home on the site.

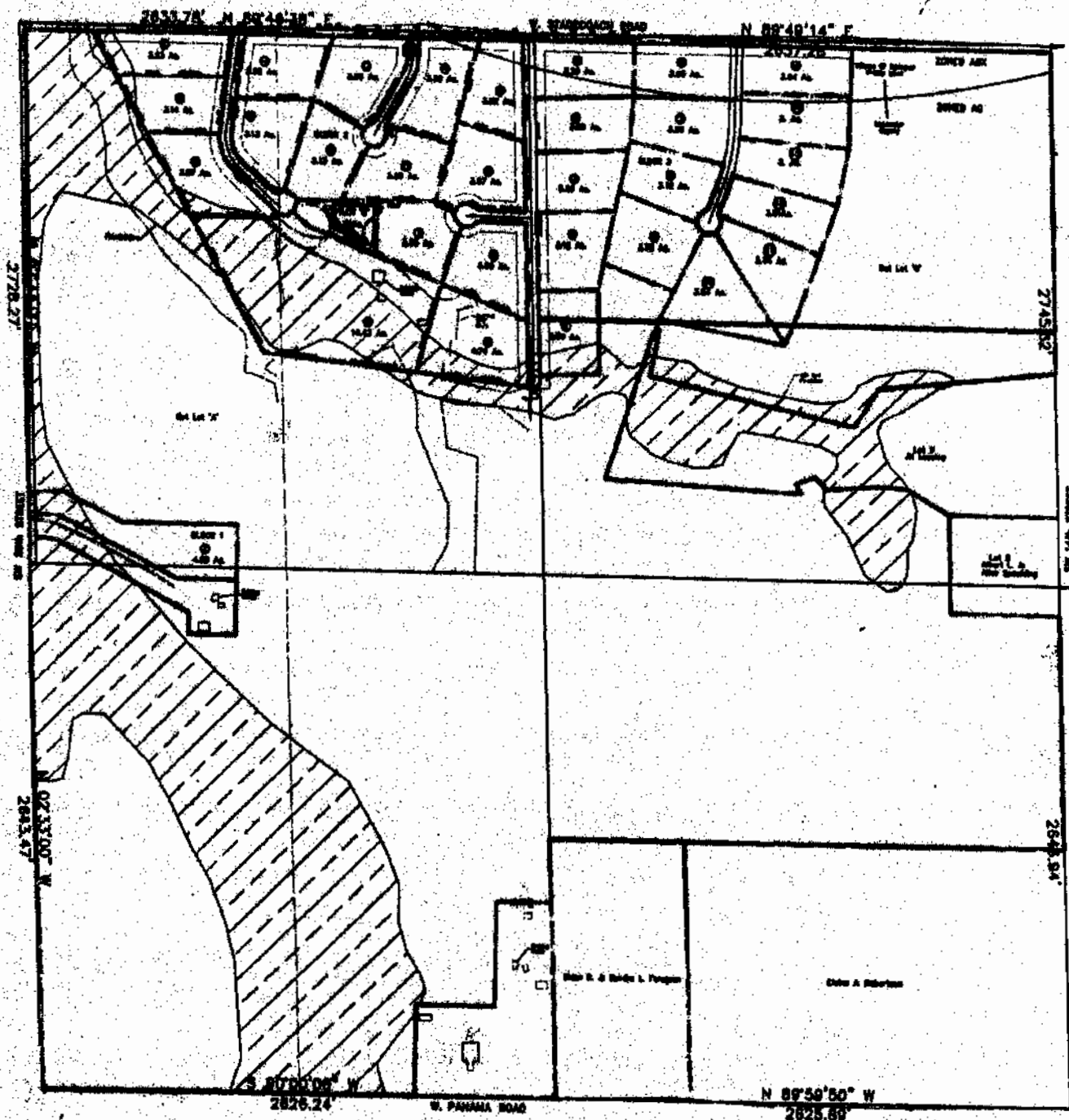


Figure 1. Four Stones subdivision.

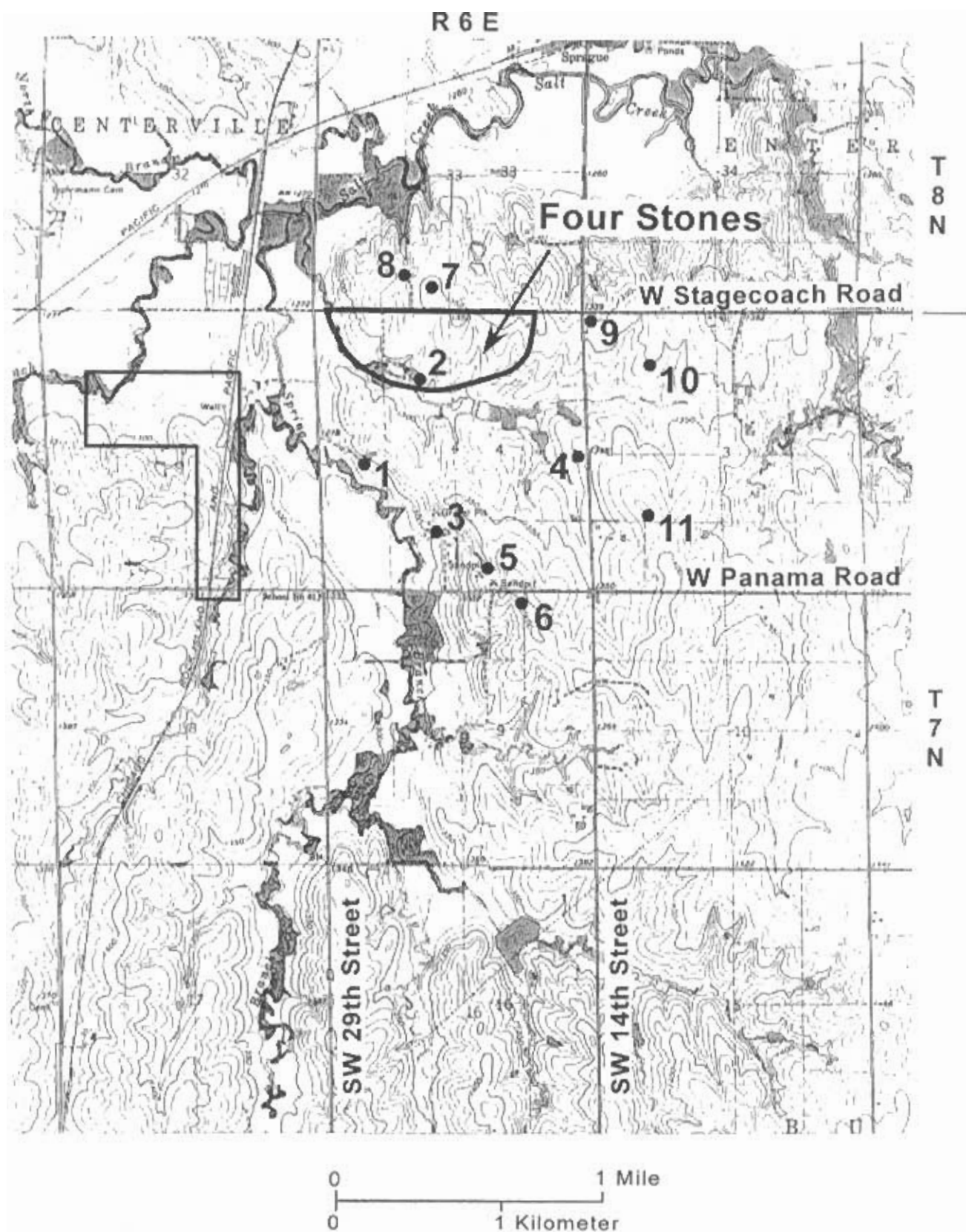


Figure 3. Map showing the location of wells referred to in Groundwater Report.

Roger Strader
Office: (402) 673-3465

STRADER'S
BLUE VALLEY DRILLING
14734 US Hwy 77
Pickrell, NE 68422
WELL COMPLETION FORM

Four Stones

Well 1

Well Contractor's License
#39022

Name Paul Gana Date September 27, 2001

Address 21500 SW 14th Street

City/State/Zip Martell, NE 68404 Phone 794-4415

-GPS- N 40° 36.201' - W 096° 45.536'

Location of Water Well

County: Lancaster NW 1/4 SW 1/4 Section 4 Township 7 N Range 6 E/X

Well is ft. from north/south section line. ft. from east/west section line. Ground Elevation ft.

Distance and Direction from nearest town (or) street address (or) Block, Lot and Addition: Princeton 1 1/2 north to
Panama Road - 3 west to SW 29th - 1 north - east down drive

Well use Domestic New / ~~Replacement~~ Distance to Old Well ft.

Old Well Last Used Old Well Abandoned No / Yes (Date)

		DEPTH IN FEET		FORMATION
		FROM	TO	
Depth of completed well	<u>75</u> ft.	<u>0</u>	<u>12</u>	<u>Clay - brown</u>
Method drilled	<u>Straight rotary</u>	<u>12</u>	<u>23</u>	<u>Sand - fine to medium fine brown</u>
Bore hole diameter	<u>9.5</u> in.	<u>23</u>	<u>51</u>	<u>Sand - fine brown</u>
Static water level	<u>40</u> ft.	<u>51</u>	<u>61</u>	<u>Clay - silty & sandy brown</u>
Yield		<u>61</u>	<u>72</u>	<u>Sand - fine to medium fine brown</u>
Pumping Water Level		<u>72</u>	<u>80</u>	<u>Clay - blue/gray</u>
<u>10</u> gpm at <u>50</u> ft. lift				
<u>25</u> gpm at <u>70</u> ft. lift				
<u> </u> gpm at <u> </u> ft. lift				
Hrs. Development	<u>1</u>			
Method	<u>Air</u>			
Blank Casing: Length	<u>65</u> ft.			
Inside diameter	<u>5</u> in.			
Type of Material	<u>PVC</u>			
Wall thickness or grade	<u>.265" (200#)</u>			
Joints: Welded / Glued / Other				
Guides at	<u>ft. & 5</u> in.			
Screen: Inside Diameter	<u>5</u> in.			
Type of material & grade	<u>200# PVC</u>			
Screen interval(s):				
<u>65</u> ft. to <u>75</u> ft.				
Slot size <u>.018"</u> Type <u>Saw slot</u>				
Trade name	<u>Guides at</u> ft.			
Bottom Cap: Type <u>PVC</u> Size <u>5</u> in.				
Gravel Pack Interval(s):				
<u>57</u> ft. to <u>75</u> ft.				
<u> </u> ft. to <u> </u> ft.				
<u> </u> ft. to <u> </u> ft.				
Gravel size <u>47-B</u> Amount <u>700#</u>				
Grout:				
<u>6</u> to <u>10</u> ft. with <u>Bentonite</u>				
<u>54</u> to <u>57</u> ft. with <u>Bentonite</u>				
<u> </u> to <u> </u> ft. with <u> </u>				

Disinfection: Yes / No Was a chemical / bacteriological analysis obtained? No / Yes (Date)

Pump: Installed Yes / No Recommended pump setting 60 ft. Recommended pumping rate 10 GPM
Pump Installer

Remarks

MDS Harris

624 Peach Street
Lincoln, NE 68502

Tel: 402-476-2811
www.mrf.mds-harris.com

WATER ANALYSIS

Submitted For

LARRY KELLER

MARTELL, NE 68404

Submitted By

Gard Trucking & Excavating
2200 W. Panama Road
Martell, NE 68404

Four Stones
Well 1

SAMPLE MARKED

3

LABORATORY NUMBER

047039C3

DATE RECEIVED

22-Sep-2004

DATE REPORTED

23-Sep-2004

ANALYSIS OF CHEMICAL PROPERTIES		YOUR RESULTS			RATING OF YOUR RESULTS		
		UNIT OF MEASURE	RESULT	LBS/ ACRE FOOT	SATISFACTORY	POSSIBLE PROBLEM	PROBABLE PROBLEM
WATER CHARACTERISTICS	pH	--	7.9	---			
	Hardness	--	177.1	---			
	Bicarbonate	ppm	201.2	764.3			
	Carbonate	ppm	0.0	0.0			
IMPACT ON GENERAL PLANT GROWTH	Electrical Conductivity (ECw)	mmhos/cm	0.55	---			
	Total Soluble Salts	ppm	352	957			
IMPACT ON ROOT GROWTH	Sodium	meq/l	0.87	---			
	Chloride	ppm	14	39			
	Boron	ppm	0.01	0.00			
IMPACT ON LEAF COLOR	Sodium	ppm	20.0	54.0			
	Chloride	ppm	14	39			
IMPACT ON SOIL CAPACITY	Sodium Absorption Ratio Adj	meq/l	1.35	---			
	Electrical Conductivity (ECw)	mmhos/cm	0.55	---			
	Total Soluble Salts	ppm	352	957			
To maintain good soil structure in arid regions, irrigation water should have the capacity to replace the soluble salts being dissolved. If the salts being dissolved are not replaced, a decrease in permeability may occur.					No anticipated difficulty with most crops.	Some difficulty for sensitive & moderately sensitive crops	Significant difficulty for most crops

ANALYSIS OF NUTRIENTS						
PLANT NUTRIENTS AS NORMALLY REPORTED IN WATER ANALYSIS	RESULTS AS PPM	NUTRIENTS CONVERTED TO BASIC FERTILIZER MATERIAL FORM	RESULTS LB/ACRE FOOT	MEQ/LITER		
NITRATE (NO ₃ -N)	7.29	NITROGEN (N)	19.80	CATIONS	K+	0.05
PHOSPHATE (PO ₄)	0.01	PHOSPHATE (P ₂ O ₅)	0.02		NA+	0.87
POTASSIUM (K)	2.00	POTASH (K ₂ O)	6.50		CA++	2.79
MAGNESIUM (Mg)	9.0	MAGNESIUM OXIDE (MgO)	40.5	ANIONS	MG++	0.74
CALCIUM (Ca)	56.0	CALCIUM (Ca)	152.3		CL-	0.40
SULFATE (SO ₄)	27.0	SULFUR (S)	24.3		SO4--	0.56
MANGANESE (Mn)	0.01	MANGANESE (Mn)	0.03		HCO3-	4.61
IRON (Fe)	0.10	IRON (Fe)	0.27		CO3--	0.00
BORON (B)	0.01	BORON (B)	0.00		PO4---	0.00
					NO3-	0.52

pH 7.33
TOTAL CATIONS 1.46
TOTAL ANIONS 6.06
SAR 0.53

MDS Harris624 Peach Street
Lincoln, NE 68502Tel: 402-476-2811
www.tuef.mds-harris.com**WATER
ANALYSIS**Submitted For
BURIDIAN

MARCELL, NE 68404

Submitted By

Garcia Trucking & Excavating
2200 W. Panama Road
Narrell, NE 68404Four Stones
Well 2

SAMPLE MARKED

2

LABORATORY NUMBER

04703902

DATE RECEIVED

22-Sep-2004

DATE REPORTED

23-Sep-2004

ANALYSIS OF CHEMICAL PROPERTIES		YOUR RESULTS			RATING OF YOUR RESULTS		
		UNIT OF MEASURE	RESULT	LBS/ ACRE FOOT	SATISFACTORY	POSSIBLE PROBLEM	PROBABLE PROBLEM
WATER CHARACTERISTICS	pH	--	8.1	---			
	Hardness	--	99.4	---			
	Bicarbonate	ppm	381.3	1035.3			
	Carbonate	ppm	0.0	0.0			
IMPACT ON GENERAL PLANT GROWTH	Electrical Conductivity (ECw)	mmhos/cm	0.65	---			
	Total Soluble Salts	ppm	416	1132			
IMPACT FROM ROOT CONTACT	Sodium	meq/l	3.00	---			
	Chloride	ppm	27	75			
	Boron	ppm	0.10	0.80			
IMPACT FROM OLIAGE CONTACT	Sodium	ppm	69.0	188.0			
	Chloride	ppm	27	75			
IMPACT ON SOIL STRUCTURE	Sodium Absorption Ratio Adj	meq/l	5.84	---			
	Electrical Conductivity (ECw)	mmhos/cm	0.65	---			
	Total Soluble Salts	ppm	416	1132			
To maintain good soil structure in arid regions, irrigation water should have the capacity to replace the soluble salts being dissolved. If the salts being dissolved are not replaced, a decrease in permeability may occur.					No anticipated difficulty with most crops.	Some difficulty for sensitive & moderately sensitive crops.	Significant difficulty for most crops.

ANALYSIS OF NUTRIENTS						
PLANT NUTRIENTS AS NORMALLY REPORTED IN WATER ANALYSIS	RESULTS AS PPM	NUTRIENTS CONVERTED TO BASIC FERTILIZER MATERIAL FORMS	RESULTS LB/ACRE FOOT	MEQ/LITER		
NITRATE (NO ₃ -N)	1.98	NITROGEN (N)	5.40	CATIONS	K+	0.10
PHOSPHATE (PO ₄)	0.01	PHOSPHATE (P ₂ O ₅)	0.02		NA+	3.00
POTASSIUM (K)	4.00	POTASH (K ₂ O)	13.00		CA++	1.40
MAGNESIUM (Mg)	7.0	MAGNESIUM OXIDE (MgO)	31.5		Mg++	0.58
CALCIUM (Ca)	28.0	CALCIUM (Ca)	76.2	ANIONS	CL-	0.77
SULFATE (SO ₄)	19.0	SULFUR (S)	17.1		SO4--	0.40
MANGANESE (Mn)	0.10	MANGANESE (Mn)	0.27		HCO3-	5.25
IRON (Fe)	0.30	IRON (Fe)	0.82		CO3--	0.00
BORON (B)	0.30	BORON (B)	0.80		PO4---	0.00
					NO3-	0.14

pHc 7.45
TOTAL CATIONS 5.09
TOTAL ANIONS 7.53
SAR 3.02

MDS Harris624 Peach Street
Lincoln, NE 68502Tel: 402-476-2811
www.turf.mds-harris.com**WATER
ANALYSIS**

Submitted For

CRATS GANA

MARTELL, NE 68404

Submitted By

Gana Trucking & Excavating
2200 W. Panama Road
Martell, NE 68404Four Stones
Well 3

SAMPLE MARKED

1

LABORATORY NUMBER

04703901

DATE RECEIVED

27-Sep-2004

DATE REPORTED

23-Sep-2004

ANALYSIS OF CHEMICAL PROPERTIES			YOUR RESULTS			RATING OF YOUR RESULTS		
		UNIT OF MEASURE	RESULT	LBS/ ACRE FOOT	SATISFACTORY	POSSIBLE PROBLEM	PROBABLE PROBLEM	
WATER CHARACTERISTICS	pH	---	7.7	---				
	Hardness	---	196.3	---				
	Bicarbonate	ppm	177.6	1026.4				
	Carbonate	ppm	0.0	0.0				
IMPACT ON IRRIGATION PLANT GROWTH	Electrical Conductivity (ECw)	mmhos/cm	0.59	---				
	Total Soluble Salts	ppm	378	1027				
IMPACT FROM ROCK CONTACT	Sodium	meq/L	0.91	---				
	Chloride	ppm	12	33				
	Boron	ppm	0.01	0.00				
IMPACT FROM ROCK CONTACT	Sodium	ppm	21.0	57.0				
	Chloride	ppm	12	33				
IMPACT ON SOIL STRUCTURE	Sodium Absorption Ratio Adj	meq/L	1.46	---				
	Electrical Conductivity (ECw)	mmhos/cm	0.59	---				
	Total Soluble Salts	ppm	378	1027				
To maintain good soil structure in arid regions, irrigation water should have the capacity to replace the soluble salts being dissolved. If the salts being dissolved are not replaced, a decrease in permeability may occur.					No anticipated difficulty with most crops.	Some difficulty for sensitive & moderately sensitive crops	Significant difficulty for most crops	

ANALYSIS OF NUTRIENTS						
PLANT NUTRIENTS AS NORMALLY REPORTED IN WATER ANALYSIS	RESULTS AS PPM	NUTRIENTS CONVERTED TO BASIC FERTILIZER MATERIAL FORMS	RESULTS LB/ACRE FOOT	MEQ/LITER		
NITRATE (NO ₃) (N)	0.01	NITROGEN (N)	0.00	CATIONS	K+	0.09
PHOSPHATE (PO ₄)	1.00	PHOSPHATE (P ₂ O ₅)	2.03		NA+	0.91
POTASSIUM (K)	1.00	POTASH (K ₂ O)	9.70		CA++	3.09
MAGNESIUM (Mg)	10.0	MAGNESIUM OXIDE (MgO)	45.0		MG++	0.82
CALCIUM (Ca)	62.0	CALCIUM (Ca)	168.6	ANIONS	CL-	0.34
SULFATE (SO ₄)	25.0	SULFUR (S)	22.5		SO4--	0.52
MANGANESE (Mn)	0.10	MANGANESE (Mn)	0.27		HCO3-	6.19
IRON (Fe)	0.10	IRON (Fe)	0.27		CO3--	0.00
BORON (B)	0.01	BORON (B)	0.00		PO4---	0.01
					NO3-	0.00

pH 7.17
TOTAL CATIONS 4.91
TOTAL ANIONS 7.06
SAR 0.65

MDS Harris624 Peach Street
Lincoln, NE 68502Tel. 402-476-2811
www.turf.mds-harris.com**WATER
ANALYSIS**Submitted For
SPAULDING

MARTELL, NE 68406

Submitted By

Gara Trucking & Excavating
2200 W. Panama Road
Martell, NE 68404Four Stones
Well 4

SAMPLE MARKED

4

LABORATORY NUMBER

04703904

DATE RECEIVED

22-Sep-2004

DATE REPORTED

23-Sep-2004

**ANALYSIS OF
CHEMICAL PROPERTIES**

YOUR RESULTS

RATING OF YOUR RESULTS

		UNIT OF MEASURE	RESULT	LB/Acre FOOT	SATISFACTORY	POSSIBLE PROBLEM	PHODABLE PROBLEM
WATER CHARACTERISTICS	pH	--	8.1	---	[REDACTED]	[REDACTED]	[REDACTED]
	Hardness	--	190.6	---			
	Bicarbonate	ppm	353.8	962.9			
	Carbonate	ppm	0.0	0.0			
APPLICATION GENERAL PLANT GROWTH	Electrical Conductivity (ECw)	mmhos/cm	0.63	---	[REDACTED]	[REDACTED]	[REDACTED]
	Total Soluble Salts	ppm	403	1097			
IMPACT FROM ROOT CONTACT	Sodium	meq/l	1.22	---	[REDACTED]	[REDACTED]	[REDACTED]
	Chloride	ppm	23	62			
	Boron	ppm	0.01	0.00			
IMPACT FROM FOLIAGE CONTACT	Sodium	ppm	28.0	76.0	[REDACTED]	[REDACTED]	[REDACTED]
	Chloride	ppm	23	62			
IMPACT ON SOIL STRUCTURE	Sodium Absorption Ratio Adj	meq/l	1.93	---	[REDACTED]	[REDACTED]	[REDACTED]
	Electrical Conductivity (ECw)	mmhos/cm	0.63	---			
	Total Soluble Salts	ppm	403	1097			
To maintain good soil structure in arid regions, irrigation water should have the capacity to replace the soluble salts being dissolved. If the salts being dissolved are not replaced, a decrease in permeability may occur.					No anticipated difficulty with most crops.	Some difficulty for sensitive & moderately sensitive crops	Significant difficulty for most crops

ANALYSIS OF NUTRIENTS

PLANT NUTRIENTS AS NORMALLY REPORTED IN WATER ANALYSIS	RESULTS AS PPM	NUTRIENTS CONVERTED TO BASIC FERTILIZER MATERIAL FORMS	RESULTS LB/ACRE FOOT	MEQ/LITER		
NITRATE (NO ₃ ⁻ N)	0.59	NITROGEN (N)	1.60	CATIONS	K+	0.13
PHOSPHATE (PO ₄)	0.01	PHOSPHATE (P ₂ O ₅)	0.02		NA-	1.22
POTASSIUM (K)	5.00	POTASH (K ₂ O)	16.20		CA++	2.89
MAGNESIUM (Mg)	11.0	MAGNESIUM OXIDE (MgO)	43.5		MG++	0.90
CALCIUM (Ca)	58.0	CALCIUM (Ca)	157.8	ANIONS	CL-	0.64
SULFATE (SO ₄)	97.0	SULFUR (S)	87.3		SO4--	2.02
MANGANESE (Mn)	3.20	MANGANESE (Mn)	0.54		HCO3-	5.80
IRON (Fe)	0.10	IRON (Fe)	0.27		CO3--	0.00
BORON (B)	0.01	BORON (B)	0.00		PO4---	0.00
					NO3-	0.06

pH 7.22
 TOTAL CATIONS 5.14
 TOTAL ANIONS 4.61
 SAR 0.86



Dennis L Roth

10/04/2004 04:30 AM

To: Michael V Dekalb/Notes@Notes

cc:

Subject: re: Four Stones - corrected

PROJ NAME: Four Stones
PROJ NMBR: SP #04055, PP # 04025
PROJ DATE: 09/29/04
PLANNER: Mike DeKalb

Finding TWO DUPLICATE/SIMILAR sounding names in our geobase for the streets proposed in this project..

EXISTING

Sandstone Rd
Garrett Ln

PROPOSED

Sandstone Cir - does NOT align with the existing street
Garnet Ct

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: Blue Topaz Cir, Garnet Ctr, Red Jasper Ln, Sandstone Cir, Smoky Quartz Ct
CROSS: W Stagecoach Rd

PRIVATE: none

COMMENTS: Streets located south and west of 1st street are REQUIRED to bear the street prefix ~~W and/or SW~~. We would consider waving all objections should the developer agree to use the following prefix's

W Blue Topaz Cir, SW Garnet Ct, SW Red Jasper Ln ,SW Sandstone Ln
and SW Smoky Quartz Ct

omitted Red Jasper Ln from previous message



"Loseke, Larry L -
Lincoln, NE"
<larry.l.loseke@usps.gov>

To: <mdekalb@ci.lincoln.ne.us>
cc:
Subject: Four Stones Add

10/05/2004 11:35 AM

Mike

I have problems with the following proposed street names:

Garnet Ct, we have Garret Ln Efrom S. 21st, ¼ mile S. of Pine Lake.

Sandstone Cir, we have Sandstone Rdⁿ of Essex Dr & Southwood Dr.

Blue Topaz Cir, we have Topaz Ct Noff diadem Dr.

Red Jasper Ln, we have Jasper Ct off Stephanos Dr.

Larry L. Loseke

Growth Mgt / Collection Supv

700 R St Rm 216

LincolnNE68501-9404

402-473-1647 larry.l.loseke@usps.gov



John P Callen

10/11/2004 04:16 PM

To: Michael V Dekalb/Notes@Notes
cc: Dale L Stertz/Notes@Notes, Terry A Kathe/Notes@Notes
Subject: Four Stones - County Preliminary Plat

Building and Safety has the following comments relating to floodplain issues for the Four Stones preliminary plat:

- Flooding elevations should be determined and shown on the plat, along with existing grade elevations/contours in NAVD 88 Datum and extents of flooding.
- Based on the above, required lowest floor elevations should be determined for the lots that abut the floodplain.
- Plan should show how much the southern end of proposed Red Jasper Lane will encroach upon the banks of the stream at this location.
- A floodplain permit will be required for any grading done in the floodplain.

John P. Callen, EIT, CFM
Associate Engineer
City of Lincoln Dept. of Building and Safety
(402) 441-4970

Lancaster


DON R. THOMAS - COUNTY ENGINEER

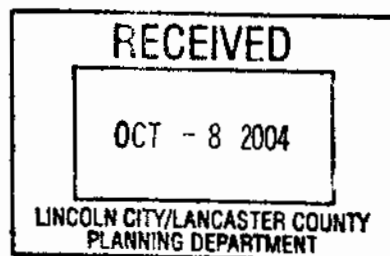
County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: October 7, 2004
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: FOUR STONES
PRELIMINARY PLAT AND CUP



Upon review, this office would recommend denial of this development due to its impact to the existing roads. Should this development proceed, the developer shall grade and pave West Stagecoach Road and SW 14th Street. We would also offer the following comments:

- 1) Dedication of 60.00' of right-of-way is required on all section line roads abutting this plat.
- 2) Redesign layout to eliminate two street intersections to West Stagecoach Road. Provide for an Internal flow of traffic.
- 3) Lancaster County maintenance will be considered upon 60% occupancy of the approved Preliminary Plat.
- 4) All improvements and surfacing shall meet Lancaster County Standards.
- 5) *General Note No. 10* shall identify the number of farm accesses, and shall detail access relinquishment on SW 29th Street, SW 14th Street and West Panama Road.
- 6) The floodplain shall be studied to determine actual flood elevations across the development. The floodway that is shown does not appear on the current FEMA maps. Fill placed in the floodplain will require a Flood Plain Permit.
- 7) The lot south of Lot 1, Block 1 needs a lot number. There is nothing separating Block 1 and Block 2. They should be combined into one block.
- 8) Grading shall extend around all cul-de-sacs and temporary turnarounds.
- 9) Type III barricades, 22.00 feet long shall be placed at the end of Red Jasper Lane.
- 10) A typical cross-section of improvement shall be shown.

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- 11) The break in grade at Sta. 2 + 75 on Garnet Court should have a vertical curve.
- 12) The sight distance for Red Jasper Lane to the east on West Stagecoach Road is below the minimum.
- 13) The sight line for Garnet Court to the east on West Stagecoach Road goes across a low point in West Stagecoach Road that could hide the majority of an oncoming vehicle.
- 14) All culverts shall have a concrete headwall or flared-end section on the inlet end.
- 15) The profile of Sandstone Circle does not allow the twin 30" culverts to fit under the roadway.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb	DATE: October 13, 2004
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File EH Administration	SUBJECT: Four Stones SP #04055 PP #04025

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The developer proposes the use of individual water wells for potable water supply. The water report indicates the potential for developing an adequate quantity of potable water from one or more of the aquifers is quite good. The water report states that one or more test wells should be drilled on any given lot before construction of a home on the site.
- The developer proposes the use of individual wastewater treatment systems. Standard systems such as lagoons or subsurface fields shall be installed based on percolation test results. Areas of flood plain exist on several of the lots. It appears that adequate area exists to avoid these areas with proper planning and site layout.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.